

**LAND ASSEMBLAGE REDEVELOPMENT AUTHORITY  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
HOUSTON, TEXAS**

**March 28, 2014**

A meeting of the Board of Directors ("Board") of the Land Assemblage Redevelopment Authority ("LARA" or the "Authority"), a Texas non-profit corporation created and organized by the City of Houston as a local government corporation pursuant to the Texas Transportation Code Annotated, Section 431.101, et seq., and the Texas Local Government Code Annotated, Section 394.001 et seq., was held in the Houston City Hall Annex Council Chambers, Public Level, 900 Bagby Street, Houston, Harris County, Texas, on Friday, March 28, 2014 at 2:00 p.m. Written notice of the meeting, which included the date, hour, place and agenda for the meeting, was posted in accordance with the Texas Open Meetings Act.

Board members in attendance were:

David Collins  
Stephan Fairfield  
Curtis Lampley  
Rev. John Bowie  
Faith Jackson

Vincent Marquéz  
Jeremy Ratcliff  
Reshard Alexander  
James Harrison, III  
Pastor Steve Hall

Board members absent were LaTricia Williams, Nicholas Hall, and Antoinette Jackson.

Others in attendance included: Chris Butler, Yvonne Cantu, and Norma Garcia of the City of Houston Housing and Community Development Department; Greg Erwin, Attorney, and Mark Glanowski, Paralegal, of Winstead PC; Jorge Cavazos, Senior Real Estate Analyst of the City of Houston Housing and Community Development Department; Lynn Henson of the City of Houston Planning and Development Department; and Gracie Saenz, attorney for the Authority.

**I. Call to Order and Roll Call**

Chairman Collins called the meeting to order at 2:04 p.m. A roll call of the Board members in attendance immediately followed.

**II. Approval of Minutes for the February 28, 2014 Board Meeting**

Chairman Collins asked if there are any comments or changes to the written minutes of the Board of Directors meeting held on February 28, 2014 as presented. Ms. Saenz stated the minutes need to be amended to note that the Sunnyside neighborhood was added to the amended RFP approved last month. Chairman Collins then requested a motion to approve such minutes as amended. Pastor Hall made a motion to approve the minutes as amended, which motion was then duly seconded by Ms. Jackson and carried by a unanimous vote of the Board.

### **III. Treasurer's Report**

Chairman Collins requested Mr. Ratcliff to discuss the LARA financial report for February 2014. Mr. Ratcliff stated that the Finance Committee met on Wednesday and the financial position of LARA has not changed during the past month. During the Executive Committee meeting, Messrs. Lampley, Marquéz and Harrison agreed to be part of a special committee to make recommendations for reallocating funds from certain accounts which could then be used for marketing purposes and/or to purchase lots next to current LARA homes.

Mr. Lampley then made a motion to approve the financial reports for February 2014, which motion was duly seconded by Mr. Harrison and carried by the unanimous vote of the Board.

### **IV. Auction Update by Linebarger Goggan Blair & Sampson, LLP**

Chairman Collins then noted that Ms. Stolar of Linebarger Goggan Blair & Sampson, LLP was not present for today's meeting. He then proceeded to report on the results of the February 2014 foreclosure auction activity and noted there were two LARA purchases and one strike-off.

### **V. Committee Reports**

#### **a) Executive Committee Report**

Pastor Hall stated that the Executive Committee met just prior to the Board meeting to discuss the award of four lot acquisition contracts, the lot acquisition contract under the ROFR program to Luis Acuna, the possible action to retroactively implement the recently approved RFP for Houston Hope homes, and the possible action of the lot clearance pricing and pilot program.

#### **b) Builder Selection Committee Report**

Nothing to report.

#### **c) LARA/Houston Hope Construction**

Chairman Collins then requested Mr. Cavazos to report on the status of the Houston Hope single-family house construction as of March 2014. Mr. Cavazos stated that there are currently 17 houses under various stages of construction; 25 houses that have been completed but remain unsold, and 266 houses which have been sold to homebuyers since inception of the Houston Hope program.

Chairman Collins stated that the Executive Committee approved ratification and award of the following LARA lot acquisition contracts:

- 1) **Ratification and acknowledgement of award of a LARA lot acquisition contract to Maestro under contract #022814-01(SS) in Sunnyside for a construction of new affordable housing under the \$1 Lot Program.**
- 2) **Ratification and acknowledgement of award of a LARA lot acquisition contract to Maestro under contract #030414-01(SS) in Sunnyside for a construction of new affordable housing under the \$1 Lot Program.**
- 3) **Ratification and acknowledgement of award of a LARA lot acquisition contract to Maestro under contract #030414-03 (SS) in Sunnyside for a construction of new affordable housing under the \$1 Lot Program.**
- 4) **Ratification and acknowledgement of award of a LARA lot acquisition contract to Maestro under contract #030414-02 (SS) in Sunnyside for a construction of new affordable housing under the \$1 Lot Program.**

Mr. Harrison made a motion to approve the award of the four lot acquisition contracts to Maestro, which motion was duly seconded by Pastor Hall, and carried by a unanimous vote of the Board.

**VI. Discussion and possible action to retroactively implement the recently approved RFP for Houston Hope Homes.**

Chairman Collins stated that the Executive Committee recommended that this Agenda item be tabled.

Pastor Hall made a motion to table this Agenda item, which motion was duly seconded by Rev. Bowie and carried by the unanimous vote of the Board.

**VII. Discussion and possible action: Mr. Luis Acuna is requesting approval to purchase a LARA lot under the ROFR, his denial letter is dated 2/20/14. (pg. 17)**

Pastor Hall explained that the Board is awaiting copies of the maps for the subject lots before making a decision on this lot purchase contract under the ROFR. Pastor Hall then made a motion to table this agenda item until the Board has an opportunity to examine the lot maps. Such motion was duly seconded by Ms. Jackson, and carried by a unanimous vote of the Board.

**VIII. Discussion of the included features for participating builders.**

Chairman Collins noted that there was no action for the Board to take on this Agenda item.

**IX. Discussion and possible action of the lot clearance pricing and pilot program.**

Chairman Collins noted that there was no action for the Board to take at this time.

**X. Chairman's Comments**

Nothing to report.

**XI. Board Member Comments**

Nothing to report.

**XII. Public Comments**

Nothing to report.

**XIII. Adjournment**

Chairman Collins asked if there were any additional matters to be considered by the Board. Hearing none, the Board meeting adjourned at 2:14 p.m. pursuant to the motion by Mr. Harrison and duly seconded by Ms. Jackson.

Minutes prepared by:

Mark Glanowski of Winstead PC  
and Graciela Saenz of  
Saenz & Burkhardt, P.L.L.C.

Signed on the \_\_\_\_ of \_\_\_\_\_, 2014.

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President